

**AT A PUBLIC HEARING AND REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON OCTOBER 14, 2002 AT 3:30 P.M.**

**PRESENT:** Vice-Chairman Harold O. Johns, and Commissioners Timothy B. Smith, Perry T. Pilgrim, Katherine K. Glass, Randy Gilliland, and George E. Wallace

**ABSENT:** Ralph A. Heath, III

**ROLL CALL**

A call of the roll noted Chairman Heath as being absent.

**ITEM I. MINUTES**

There being no additions or corrections, a motion was made by Commissioner Katherine K. Glass, and seconded by Commissioner Randy Gilliland, to approve the minutes of the September 9, 2002 Planning Commission meeting. A roll call vote on the motion resulted as follows:

AYES:	Smith, Johns Pilgrim, Glass, Wallace, Gilliland
NAYS:	None
ABST:	None
ABSENT:	Heath

**ITEM II. YOUTH PLANNER REPORT**

Ms. Rashida Costley, Youth Planner, stated on September 30, 2002, the Youth Planners and Commission held a Comprehensive Plan meeting for the new fiscal year. During the meeting, they worked on the Youth Friendly Guidebook checklist. She stated the Youth Friendly Guidebook outlines what youth friendliness means to youth in the City of Hampton and the characteristics and quotes from the youth around the city, which was received from the surveys and the Focus Group last year. The checklist will be in the back of the guidebook, and it will be a tool to help them evaluate local businesses on youth friendliness. A meeting was held with Major Cutler, Police Department, and Ms. Cynthia Yuille, Parks and Recreation, to discuss and create a list of safety features in a security plan for the youth center. The second Comprehensive Plan Sub-Committee meeting will be held tonight and they will be finalizing their work on the checklist. Ms. Costley invited the Commission to attend their public meeting to be held on Monday, October 21, 2002 in the Council Chambers from 7:00 p.m. to 8:30 p.m. to discuss development assets.

In response to a comment by Mr. O'Neill, Ms. Costley stated that Ms. Cindy Carlson, Mr. Rich Goll, and she attended the YMCA Youth Engagement Conference in Chicago to do a workshop and be keynote speakers, and they received excellent ratings.

### **ITEM III HAMPTON COMMUNITY PLAN**

#### **Plan Status**

Mr. Keith Cannady, City Planner, presented to the Commission an update on Hampton's Community Plan process. He gave a presentation on the Communication Strategy and acknowledged Mr. Ed Novi, Public Communications, and Bob Trahan, Community Facilitator, for their assistance in this process. He stated the goals are: to continue the community plan and process; providing updates; and create an interactive medium to receive feedback. He stated the community tools are: web site; Hampton City page; E-News; TV-47; Media; Hampton Notes; City Manager's Memo; Council updates; 311; Employee Council; Communication Roundtable; Community Checkpoint; meetings; Focus Group presentations; and boards and commission updates. The roles and responsibilities are: Community Plan Process Committee; Planning Department; Public Communications; Information Technology; and Focus Groups. He stated the Planning Department has the primary role of the substance of the process itself and the technical issues. He stated once the Focus Group is organized and meeting, the procedure will become a more public process. Currently, staff is working on frequently asked questions (FAQ), and an overview of the process, and it will be posted on the Web within the next few weeks.

#### **CONSENT AGENDA**

### **ITEM IV. PRELIMINARY SUBDIVISION PLAT: FARMINGTON – SECTION 13-B**

Vice-Chairman Johns read the description of the next agenda item.

Preliminary Subdivision Plat: Farmington – Section 13-B a proposed 2.04+ acre residential development generally located north of Todds Lane, east of Newmarket Creek, west of Farmington Boulevard, on the west side of Edenbrook Drive, 300'+ south of its intersection with Diamond Hill Road and extending 213+ feet along Edenbrook Drive with a maximum depth of 350+ feet. The proposed subdivision is a re-subdivision of lot 13 in Farmington – Section 13-A and the addition of the abutting Sealey Tact. The proposal contains up to 3 single-family lots. Access to the subdivision will be from Farmington Boulevard via Estate Drive and Edenbrook Drive.

Mr. Edward Haughton, City Planner, presented the staff report on the subject preliminary subdivision plat, a copy of which is attached hereto and made a part hereof. The preliminary subdivision plat is not in conflict with the 2010 Comprehensive Plan, and staff recommends approval of Preliminary Subdivision Plat: Farmington – Section 13B, subject to one condition.

After discussion, the Commission approved the following resolution:

WHEREAS: The Hampton Planning Commission has before it this day a proposed 2.04 ± acre preliminary single family residential subdivision, Farmington–Section 13-B, generally located north of Todds Lane, west of Farmington Boulevard, extending 213 ± feet along the west side of Edenbrook Drive, 300 ± feet south of its intersection with Diamond Hill Road, with a maximum depth of 350 ± feet and access from Farmington Boulevard via Estate Drive and Edenbrook Drive; and

WHEREAS: The proposal is to re-subdivide lot 13 that has been recorded on a final plat as part of Farmington -13 A, so as to allow access for two lot that have been created from the abutting Sealy Tract; and

WHERE AS: The proposed subdivision will consist of three lots – two lots from the Sealy Tract and the re-configured lot 13; and

WHERE AS: The property is zoned One Family Residential District (R-11) which allows 9,000 square foot lots with 70 feet of frontage and 1,700 square foot dwelling units; and

WHEREAS: The subdivider, Cedar Park Corporation, seeks conditional approval of up to three single family lots, as shown on the preliminary subdivision plat, dated September 19, 2002; and

WHEREAS: There was no discussion regarding the preliminary plat at the meeting; and

WHEREAS: The subject subdivision plat is not in conflict with the 2010 Comprehensive Plan or any city ordinance.

NOW, THEREFORE, on a motion by Commissioner Katherine K. Glass and seconded by Commissioner Timothy B. Smith;

BE IT RESOLVED that the Hampton Planning Commission recommends that Farmington - Section 13-B Preliminary Subdivision Plat be approved up to three single-family residential lots, as not being in conflict with the 2010 Comprehensive Plan and any city ordinance. A roll call vote on the motion resulted as follows:

AYES:	Smith, Johns, Pilgrim, Glass, Wallace, and Gilliland
NAYS:	None
ABST:	None
ABSENT:	Heath

## **PUBLIC HEARING**

### **ITEM V. REZONING APPLICATION NO. 1148**

Vice-Chairman Johns read the description of the next agenda item.

**Rezoning Application No. 1148** by the City of Hampton to rezone 114± acres to Limited Commercial District (C-2) for a convention center, hotel, commercial complex and public open space. Bounded on the south and west by Interstate 64, the area proposed to be rezoned fronts 1713'± on the south side of Pine Chapel Road beginning at the Interstate 64 overpass and extending east, then extends 2250'± south along the rear property lines of the Speegle Village and Wilken Park subdivisions, and then extends 1625'± east along the rear property lines of the Wilken Park subdivision to North Armistead Avenue. Identified as "The Crossroads" on a composite plat, the parcels are: Parcel 1, 220± acres, zoned Neighborhood Commercial District (C-1); Parcel 2, 0.810± acres, zoned C-1 and One Family Residence District (R-9); Parcel 3, 0.570± acres, zoned One Family Residence District (R-11); Parcel 4, 0.630± acres, zoned R-11; Parcel 5, 0.250± acres, zoned R-11; Parcel A, 69.334± acres, zoned Special Public Interest District-Public Land (SPI-PL); Parcel B, 40.860± acres, zoned Multiple Residence District (R-M), and a 0.664± acre portion of Parcel 6 zoned R-9 and R-M, fronting 26'± on the south side of Pine Chapel Road beginning 375'± east of its intersection with Knickerbocker Circle and extending 995'± south.

Mr. O'Neill stated the proposed rezoning was delayed by Planning Commission's direction until such time City Council made a decision relative to financing the project. The financing was approved by City Council at their last meeting in September, which sets the stage for moving forward on the Convention Center and Crossroads project. He recalled to the Commission the comprehensive plan amendment preceding this action in September, which is already in place. The final piece of the project is that the Commission asked staff to wait until Council made a decision on the project and this has taken place. He introduced Ms. Butler who will give a presentation on the proposed rezoning.

Ms. Caroline Butler, City Planner, clarified that the only property being considered for rezoning is publicly owned property by the City of Hampton and Hampton Redevelopment and Housing Authority. She presented the staff report on the subject rezoning application, a copy of which is attached hereto and made a part hereof. She stated staff recommends approval of this use because it is consistent with the recommendations of adopted public plans and policies and it implements strategic goals for economic revitalization. She introduced Mr. Whipple to discuss the intent of the design standards and afterwards ask the Commission to recommend to City Council approval of Rezoning Application No. 1148.

Mr. Donald Whipple, City Planner, presented the design philosophy, intent and goals of the design standards for the project. He stated the objective of the design intent

for the design standards is to: a) develop a successful landmark project that has a strong local, regional and national identity; b) create a project that stimulates new private investment in development for the Crossroads site, specifically Hampton Coliseum Central; c) create a project that raises the mark for quality design, construction and quality materials; d) create a unique and dynamic setting that offers various events, entertainment services, retail choices in services, all of which would be connected with well designed pedestrian spaces and public open spaces; and e) to strengthen and maintain real estate property values of this project and retail district in the Coliseum area as a whole. He showed slide illustrations and ideas of the design renderings of the proposed Convention Center and Crossroads project. He stated the purpose of the design guidelines is to serve as a basis for future land development and land consistent with the overall design intent. It also gives guidance and direction for staff and developers to insure that the overall project design and development is maintained and has consistent quality with respect to the appearance, materials, and quality of construction.

Mr. O'Neill emphasized that the impression staff is trying to gain by the guidelines is the antithesis of strip commercial shopping centers. He stated in the slides that were shown, the pictures essentially were somewhat like strip shopping centers and each individual retail center had their own façade and architectural design, which is what staff is trying to create in their guidelines and the emphasis on the pedestrian environment that staff would like to achieve. He stated all the projects that staff went to view were outside of Richmond and the suburbs of Washington, D.C. These areas were new developments and represent where retail suburban development is going in terms of trends, quality, architecture, pedestrian issues, etc. He stated some of the slides showed examples where the bulk of parking is on larger lots behind the facades or parking across the bridge, which is over a lake.

In response to a question by Vice-Chairman Johns, Mr. O'Neill stated there will be a couple of different water features in this project. The ones closest to the Convention Center will not contain water from Newmarket Creek, because it will contain numerous fountains to create interest, and clean water would have to be run through the fountains. It will be re-circulated treated clean water. He stated there is an opportunity for the lower pond, which is the larger body of water, to have it be a part of the creek itself, with a retaining wall going into the creek. Staff is still working with some concepts, which would contain interactive fountains in that body water, and they are running into the same type of issues.

Mr. Steve Merrman, 7607 Bridgette Lane, asked if there were any plans for the city to acquire the residential property behind the Walmart Super Center.

Mr. O'Neill stated there are no plans for the city to acquire those properties. He stated it has been indicated to some of the property owners that there may be some amount of pressure from commercial real estate developers to sell their property because the properties will be located next to the Convention Center. There may be pressure on property owners to consider rezoning that area to commercial. It has been

indicated so some of the property owners that the property in that area be rezoned in its entirety, and if this is something the property owners want to do then they can come and talk with Planning staff to make that happen.

After discussion, the Commission approved the following resolution:

- WHEREAS: The Hampton Planning Commission has before it this day a request by the City of Hampton and the Hampton Redevelopment and Housing Authority to rezone 114± acres from One Family Residence District (R-11 and R-9), Multiple Residence District (R-M), Neighborhood Commercial District (C-1) and Special Public Interest District-Public Land (SPI-PL) to Limited Commercial District (C-2); and
- WHEREAS: Only publicly-owned properties are included in this rezoning request; and
- WHEREAS: The site is generally bounded by Interstate 64 on the west, Pine Chapel Road on the north, Newmarket Creek on the south, and property lines of the Speegle Village and Wilken Park subdivisions on the east; and
- WHEREAS: The intended use of the property is for the “Crossroads Project”, which includes a convention center, hotel, mixed-use commercial development, public open space and amenities, and enhanced Coliseum access and parking; and
- WHEREAS: The 2010 Comprehensive Plan recommends commercial/mixed-use for this site; and
- WHEREAS: The Mercury Central Plan recommends the enhancement of the area’s role as a dominant regional retail/commercial district; and
- WHEREAS: The Strategic Plan recommends the development of a convention center as a project to spur economic growth; and
- WHEREAS: The majority of the site is within the Coliseum Central Business Improvement District in an area identified for a conference center/hotel complex, new retail/restaurant opportunities, and public open space; and
- WHEREAS: The first zoning category that permits all of the proposed uses is C-2; and
- WHEREAS: The applicants have proffered conditions that limit the range of C-2 uses on the site, that ensure that the development will be in substantial conformance to the conceptual plan attached with the application, and that apply design standards that exceed existing regulations; and
- WHEREAS: Adjacent property owners have been assured that this rezoning request includes only publicly-owned properties, and the only person to speak at

the Planning Commission public hearing inquired about the commercial development potential of his property, which is outside the boundary of this rezoning proposal.

NOW, THEREFORE, on a motion by Commissioner Randy Gilliland and seconded by Commissioner Katherine K. Glass,

BE IT RESOLVED that the Planning Commission respectfully recommends to the Honorable City Council that Rezoning Application No. 1148 be approved.

A roll call vote on the motion resulted as follows:

AYES: Smith, Johns, Pilgrim, Glass, Wallace, Gilliland  
NAYS: None  
ABST: None  
ABSENT: Heath

#### **ITEM VI. REZONING APPLICATION NO. 1156**

Vice-Chairman Johns read the description of the next agenda item.

**Rezoning Application No. 1156** by the City of Hampton to rezone 0.15± acres located at 507 North 1<sup>st</sup> Street from Multiple Residence District (R-M) to One Family Residence District (R-9) as part of a comprehensive rezoning action to eliminate the R-M category from the Zoning Ordinance. The property fronts 60'± on the west side of North 1<sup>st</sup> St., has a maximum depth of 110'±, and is located 575'± north of the intersection of North 1<sup>st</sup> St. and Pilot Ave.

Ms. Caroline Butler, City Planner, presented the staff report on the subject rezoning application, a copy of which is attached hereto and made a part hereof. She stated staff recommends approval of this use because it is consistent with the public policy documents, is compatible with the surrounding neighborhood and land uses, and furthers the elimination of Multiple Residence District (R-M) from the Zoning Ordinance.

After discussion, the Commission approved the following resolution:

WHEREAS: The Hampton Planning Commission has before it this day a request by the City of Hampton to rezone 0.15± acres located at 507 North 1<sup>st</sup> Street from Multiple Residence District (R-M) to One Family Residence District (R-9) in order to further the elimination of the R-M zoning district from the Zoning Ordinance; and

WHEREAS: The property contains an existing single family house that is also used as a bed and breakfast with the approval of Hampton City Council; and

WHEREAS: The property is developed at the R-9 zoning standard and both the single family use and the bed and breakfast are permitted in the R-9 zoning district; and

WHEREAS: The 2010 Comprehensive Plan recommends high density residential development in this area and the R-9 zoning is consistent with that recommendation; and

WHEREAS: This application is part of a comprehensive rezoning action to eliminate the Multiple Residence (R-M) District from the Zoning Ordinance; and

WHEREAS: There was no opposition expressed at a community meeting on the rezoning application, and no one from the public attended the Planning Commission public hearing.

NOW, THEREFORE, on a motion by Commissioner Randy Gilliland and seconded by Commissioner Perry Pilgrim,

BE IT RESOLVED that the Planning Commission respectfully recommends to the Honorable City Council that Rezoning Application No. 1156 be approved.

A roll call vote on the motion resulted as follows:

AYES: Smith, Johns, Pilgrim, Glass, Wallace, Gilliland  
NAYS: None  
ABST: None  
ABSENT: Heath

#### **ITEM VII. REZONING APPLICATION NO. 1159**

Vice-Chairman Johns read the description of the next agenda item.

**Rezoning Application No. 1159** by John Gullledge to rezone 0.65± acres located at 24 North Mallory Street from Two Family Residential (R-8) District to Limited Commercial (C-2) District for a parking lot. The property fronts 155'± on the south side of Mallory Street, has a maximum depth of 195'±, and is located 293'± east of the intersection of Mallory and County Streets.

Mr. John Gullledge, 102 Pine Grove Avenue, stated the reason he brought the subject property is because he wanted to open a restaurant. He presently has a restaurant and lounge in Newport News. When he purchased the subject property, it was used as a parking lot for twelve to fifteen years, and he assumed there would be no problem to continue the use as a parking lot. He stated the proposed business would be a great advantage to Phoebus. He asked that the Planning Commission approve the request.



In response to a question by Commissioner Gilliland, Mr. Gullledge stated his restaurant in Newport News is called the Savannah Lounge in the Hidenwood Shopping Center area.

Ms. Caroline Butler, City Planner, stated she will be presenting the staff report on Ms. Stephanie Mertig's behalf. Ms. Mertig was attending the Planning Commissioners Institute in Lynchburg, Virginia. Ms. Butler presented the staff report, a copy of which is attached hereto and made a part hereof. Planning staff recommends approval of the proposed request because it is a reuse of the existing building, conditions have been proffered, it is consistent with public policies and compatible with the surrounding neighborhood.

Mr. Gullledge added that with the amount of land he has available, the recommended square footage of green area for his property is 2,700 square feet, but he is allowing a total of 8,300 square feet of green area, which will enhance the general area.

Mr. Erik Kempf, 38 Carolyn Drive, Newport News, Virginia, stated he is currently employed by the City of Newport News as a police officer. He has been in law enforcement for the past eight years, and has worked part-time for Mr. Gullledge at his restaurant in Newport News in security. He stated the Savannah Restaurant is a cleanly run business. He has not had any problems with law violations. He has had a minor problem with underage drinking on Wednesday nights, which is college student night; however with their presence and Mr. Gullledge's cooperation, the problems have been reduced. He supports Mr. Gullledge's proposal.

Mr. James Peach, 107 East Mellen Street, stated he owns the Texaco Station in Phoebus and has been there thirty-one years. He has known the applicant for the past five years and has visited his restaurant in Newport News. He stated he has talked with many of Mr. Gullledge's friends and business owners in Phoebus who does not have a problem with Mr. Gullledge or the restaurant opening in Phoebus. He supports the request.

Mr. Steve Merrman, 7607 Bridgette Lane, Norfolk, Virginia, stated he owns property in Phoebus on Mallory Street near the proposed request. He does not personally know Mr. Gullledge, but he is a friend to Mr. Peach and supports the proposed request. He believes it would be an asset to Phoebus.

Ms. Linda Sparks, 1817 Rawood Drive, stated she and Mr. Sparks have a business in Phoebus located at 25 North Mallory Street and have been there for approximately two years. She welcomes the business because it has been an eyesore since it has been empty and has attracted a lot of unwanted people. She supports the request.

Mr. David Sparks, 16 Longbridge Road, stated he has known Mr. Gulledge for approximately fifteen years and he runs a clean family business and he is sure the city would not have any problems with him. He supports the request.

Mr. Jon West, 150 North First Street, stated he owns a business located at 15 North Mallory Street. He stated he would be happy to have Mr. Gulledge in Phoebus and he supports the request.

Mr. Ronnie Staton, 20 Coach Street, stated he is President of the Phoebus Civic Association and they are always interested in having new business come to Phoebus. His job is to talk with the merchants of Phoebus regarding proposals such as Mr. Gulledges'. He has not received any derogatory comments regarding the proposed use, and everything he has heard has been good. They are glad to have Mr. Gulledge in Phoebus and hope that the business will help Phoebus.

Ms. Susan Borland, Executive Director of Phoebus Improvement League, stated one of the things that they look for are businesses that will benefit the community. One of the ways this happens is to increase customer and visitor traffic to Phoebus, to revitalize vacant, derelict, or older buildings, to increase curb appeal through the use of green space, and increase tax revenue; therefore, hoping to stimulate other business. There was initial public concern regarding bar versus a restaurant. She met with Mr. Gulledge and they discussed his plans and after hearing the experiences and business he brought to the table, and his plan for the property in Phoebus, and a public meeting was held, she felt reassured and the residents felt encouraged regarding the use. She stated Mr. Gulledge is an experienced business owner, and she has checked with the City of Newport News to find out his business reputation, and she checked with the ABC under the Freedom of Information Act to see if he had any violations, and he had none. She believed the proposed use would benefit the Phoebus Business District. She supports the request.

In response to a question by Commissioner Gilliland, Mr. Gulledge stated his target date is mid-March.

After further discussion, the Commission approved the following resolution:

WHEREAS: The Hampton Planning Commission has before it this day a request by John Gulledge to rezone 0.65± acres located at 24 North Mallory Street from Limited Commercial District (C-2) and Two-Family Residence District (R-8) to Limited Commercial District (C-2) with conditions, for a parking lot as an accessory use to a restaurant; and

WHEREAS: The property contains an existing building, formerly an automobile towing company, that the applicant is converting to a restaurant, which is a permitted use in the C-2 district; and

WHEREAS: Parking that is required to support the restaurant is located on the rear portion of the property that is zoned R-8 and that residential zoning district does not allow parking; and

WHEREAS: The 2010 Comprehensive Plan and the Phoebus Master Plan recommend “highway commercial” uses, including restaurants, for this section of North Mallory Street and specifically recommend that commercial rezonings occur to support this direction; and

WHEREAS: The applicant has proffered conditions attached to the whole site that limit the scope of commercial uses, address lighting and fencing of the parking lot, and provide green space in excess of ordinance requirements; and

WHEREAS: There was no opposition expressed at a community meeting on the rezoning application, and eight citizens, including adjacent property owners and representatives from area civic associations, spoke in favor of the rezoning request at the Planning Commission public hearing.

NOW, THEREFORE, on a motion by Commissioner Randy Gilliland and seconded by Commissioner Perry Pilgrim,

BE IT RESOLVED that the Planning Commission respectfully recommends to the Honorable City Council that Rezoning Application No. 1159 be approved.

A roll call vote on the motion resulted as follows:

AYES:	Smith, Johns, Pilgrim, Glass, Wallace, Gilliland
NAYS:	None
ABST:	None
ABSENT:	Heath

#### **ITEM VII. PLANNING DIRECTOR’S REPORT**

There were no items by the Planning Director.

#### **ITEM VIII. ITEMS BY THE PUBLIC**

There were no items by the public.

#### **ITEM IX. MATTERS BY THE COMMISSION**

Commissioner Gilliland commented on some confusion regarding the rezoning of the C.C. Spaulding property. It is his understanding that a motion by Council affected only the properties that are actually on C.C. Spaulding Drive. His concern was whether the Planning Commission should consider other properties in the C.C. Spaulding area.

Mr. O'Neill stated in the application that was brought before staff, there were nine different property owners who showed an interest. Approximately five were directly on C.C. Spaulding Drive and four were in the general vicinity. He stated procedurally, if the Commission moved forward with directing staff to consider the properties, by ordinance, the Commission can do so, but it would take a motion to initiate the process.

In response to a question by Commissioner Smith, Mr. O'Neill stated staff would need the actual addresses when legally advertising. He stated in looking at the map, there are approximately five properties before the apartment complex and there may be at least two or three properties at the corner of Queen and Pine Chapel Road. He made an assumption that the properties in question from the discussion of the Commission are the properties fronting along Queen Street up to the apartment complex. If this is an accurate description, staff has enough information to obtain the addresses.

Commissioner Wallace commented that Council has specifically addressed the question of the issue being asked, but Council did not want to incorporate those properties into the rezoning.

Commissioner Gilliland stated his concern is that some of the property owners were parties to the initial application for rezoning, and he suspects they were part of the rezoning, not having seen the map described by Council's motion. He believed staff could run into a potential problem because the public may see it as a maneuver or elimination process not to include the property owners. If in fact, the property owners are included, then staff would not have to go through this process again.

Commissioner Wallace stated Ms. Mary Helen Thomas, the property owner at the corner of C.C. Spaulding Drive, has asked not to be included in the rezoning.

In response to a comment by Commissioner Pilgrim, Mr. O'Neill stated if the Commission approves a motion for staff to move forward with the caveat that staff talk with the property owners, staff can bring the information back to the Commission and make whatever recommendations or judgments that are appropriate. The easiest thing would be if all the property owners agree or not agree to be in the rezoning. The difficulty comes with property owners who have different opinions about being included or not included in the rezoning which would create a patchwork. If the Planning Commission wants staff to investigate this issue, it would have to be made as a motion. Staff will not do this on their own given the direction of Council, unless the Commission feels differently. He stated if the Commission does choose to go forward on this issue, staff could bring the option of an "A" or "B" rezoning, and the Commission and Council could ultimately choose to do all or one of the rezonings depending on their preference.

In response to a question by Commissioner Smith, Mr. O'Neill stated from a professional planning bias, it does not make sense to have one house commercial and another lot residential because you set up a bad land use pattern. Staff's bias, depending on who wants to be in or out of the rezoning, is to carve out the best contiguous group of properties that make sense.

After discussion, a motion was made by Commissioner Perry T. Pilgrim, and seconded by Commissioner Randy Gilliland to authorize staff to begin an investigation with the property owners that were not included in City Council's resolution and see if they want to be included or not included in the rezoning, and present the findings to the Planning Commission at their next meeting if possible. A roll call vote on the motion resulted as follows:

AYES: Smith, Johns, Pilgrim, Glass, Wallace, Gilliland  
NAYS: None  
ABST: None  
ABSENT: Heath

On behalf of the Commission, Vice-Chairman Johns thanked Commissioner Pilgrim for his service as Planning Commission Chairman during the preceding year.

#### **ITEM X. ADJOURMENT**

There being no additional items to come before the Commission, the meeting adjourned at 4:50 p.m.

Respectfully submitted,

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Terry P. O'Neill  
Secretary to Commission

APPROVED BY:

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Harold O. Johns  
Vice-Chairman